



Murray Architectural Services
Tel: (057) 93 54552 / 54553
Mobile: (086) 2550611

Four Winds, Pallas Park,
Blueball, Tullamore,
Co. Offaly. R35 V044

www.murrayas.ie
info@murrayas.ie

PLANNING SECTION / FORWARD PLANNING,
OFFALY COUNTY COUNCIL,
CHARLEVILLE ROAD,
TULLAMORE.



26/01/2023

RE: ZONING LANDS IN EDENDERRY

Dear Sir or Madam,

We would like to make a submission in relation to the Edenderry Local Area Plan 2023-2029.

We would like to make the following observations and query as to why the Council seem to be contemplating altering Edenderry's town boundary, which appears to be the case on

In the adapted map, 2017-2023, the town boundaries extend beyond what the draft plan is. The council in the proposed plan Figure 10.5 Zoning Objectives map for Plan Area, have only outlined built up areas and appear to be reducing the urban area by a significant amount of land. However, this may not be the intention of the Council.

From the proposed draft plan, it appears that the Council intend to zone land 'new residential' to the north in Edenderry. The question is, is this land available and is it suitable for building houses? Do the owners of the land want that land zoned for housing? If it is close proximity to an operational pig farm, it is our opinion that it would be unsuitable for residential development.

There is always a high demand for one off houses in the countryside. To overcome this demand the Council should acquire land close to the town of Edenderry, that is serviceable and provide affordable sites to be purchased by members of the public to build their own home on it. This initiative worked extremely well in Tullamore, e.g. Ardan Vale, Tullamore. This could provide sites at an affordable cost as the price of the site would be the purchase of the land and the development of the roads and services. It would also provide a good social mix in the community.

We understand the Council want to zone land within the town centre, but the land must be available, buildable on, accessible and sought after. There is little point in zoning lands inside the urban boundary that will not become available for residential development within the lifetime of the Development Plan.

With regard to other residential zoning, we feel it is important that the Council should zone land for less dense development and single house construction as there is a demand for this type of development, on the edge of town and within the town boundaries.

We trust the Council will take our views into consideration.

Yours faithfully,


Frank Murray

